



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

10/15/2020

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date via Zoom. To access online use the following [Zoom Link](#). To access via telephone, dial 1 (301) 715-8592, then Webinar ID# 859 6475 0850, followed by password 682487. The agenda order may be subject to change at the discretion of the TRC Administrator. Guests are encouraged to join the meeting 20 minutes prior to the published start time of a specific agenda item. The following applications will be reviewed:

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### #1 KING & CANNON FIRE TOWER HOTEL VESTED RIGHTS EXTENSION

#### 9:00 SITE PLAN

Project Classification: SITE PLAN

City Project ID: 150505-CannonSt-1

Address: 563 KING STREET

Location: PENINSULA

TMS#: 4601202066, -067, -073, -097

Acres: 0.4

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 21 ROOMS

Zoning: GB(A)

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: UPPER KING INVESTMENTS

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: TREY LINTON [tlinton@forsberg-engineering.com](mailto:tlinton@forsberg-engineering.com)

Misc notes: Review of request to extend vested rights for a new 21 room hotel and associated improvements.

#### RESULTS:

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### #2 ST. ANDREWS PSD ENVIRONMENTAL SERVICES FACILITY

#### 9:15 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2018-000147

Address: 2228 NORTH WESTCHESTER

Location: WEST ASHLEY

TMS#: 3091500069

Acres: 4.203

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): -

Zoning: LI

Submittal Review #: 3RD REVIEW

Board Approval Required: BZA-SD (Approval 10/2/18)

Owner: ST. ANDREWS PUBLIC SERVICE DISTRICT

Applicant: HLA, INC.

843-763-1166

Contact: RYAN WILLIAMS

[rwilliams@hlainc.com](mailto:rwilliams@hlainc.com)

Misc notes: Facility for servicing environmental equipment for the St. Andrews Public Service District.

#### RESULTS:

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### #3 48 BULL STREET IMPROVEMENTS

#### 9:30 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000377

Address: 48 BULL STREET

Location: PENINSULA

TMS#: 4570303028

Acres: 0.76

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 4

Zoning: DR-1F

Submittal Review #: PRE-APP

Board Approval Required: BZA, BAR

Owner: MICHAEL & MELISSE AMMONS

Applicant: MICHAEL L HENRY, P.E.

843-693-7565

Contact: MICHAEL HENRY

[mhenry@hannaengineering.com](mailto:mhenry@hannaengineering.com)

Misc notes: One new ground level garage with single apartment and (3) two story attached residential units

#### RESULTS:

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**#4 725 KING STREET****9:45 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000295

Address: 725 KING STREET

Location: PENINSULA

TMS#: 4600401102

Submittal Review #: 5TH REVIEW

Acres: 0.07

Board Approval Required: BAR

# Lots (for subdiv):

Owner: 725 KING, LLC

# Units (multi-fam./Concept Plans): q

Applicant: CLINE ENGINEERING, INC.

Zoning: Q

Contact: MATT CLINE

843-991-7239

matt@clineneg.com

**Misc notes:** Construction plans for a mixed-use development and associated improvements.**RESULTS:**

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**#5 1795 KING STREET REDEVELOPMENT****10:00 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000376

Address: 1795 KING STREET

Location: PENINSULA

TMS#: 4660000015

Submittal Review #: PRE-APP

Acres: 0.98

Board Approval Required:

# Lots (for subdiv):

Owner: MORRISON ON KING, LLC

# Units (multi-fam./Concept Plans):

Applicant: CLINE ENGINEERING, INC.

Zoning: HI

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

**Misc notes:** Redevelopment of existing structure for parking and utilities to prepare for reuse.**RESULTS:**

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**#6 VOLVO CAR STADIUM MODIFICATIONS****10:15 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000351

Address: 161 SEVEN FARMS DRIVE

Location: DANIEL ISLAND

TMS#: 2750000078, -183

Submittal Review #: 1ST REVIEW

Acres: 33.81

Board Approval Required: BZA-SD

# Lots (for subdiv): -

Owner: CITY OF CHARLESTON LEASEE: BEEMOK SPORTS LLC

# Units (multi-fam./Concept Plans): -

Applicant: SEAMON, WHITESIDE, &amp; ASSOCIATES

Zoning: DI-TC

Contact: PAUL PEEPLES

843-884-1667

ppeeple@seamonwhiteside.com

**Misc notes:** Site and building modification.**RESULTS:**

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division.

Individuals with questions concerning the above items should contact Eric Schultz, TRC Administrator, in the Department of Planning, Preservation and Sustainability at (843) 724-3790. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.